

QUIT CLAIM DEED



20151009000355320 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
10/09/2015 03:13:25 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and no/100 (\$1.00) [and other good and valuable considerations] in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **PHILLIP O'REAR BANKS**, an unmarried man, hereby **REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to

PAMELA DAVIS BANKS, an unmarried woman,

Hereinafter called Grantee, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

ADDRESS: 144 Dogwood Hill Drive, Leeds, Alabama, 35094.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Tenth Judicial Circuit of Alabama, Civil Action, Banks v. Banks, Number **75-DR-2014-900213.00**.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under hand and seal, this 5th, day of May, 2015.

Witness:

[Signature] (SEAL)

[Signature]
PHILLIP O'REAR BANKS, GRANTOR

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **PHILLIP O'REAR BANKS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2015.

Send Tax Notice To:
Pamela Davis Banks
144 Dogwood Hill Drive
Leeds AL, 35094

[Signature]
Notary Public
My Comm. Exp. 5-6-15



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Exhibit A

Begin at the point where the northern line of the SW1/4 of the SW1/4 of Section 33, Township 17, Range 1 East intersects with the eastern line of the right of way of the Central of Georgia Railroad as now constructed across said 1/4 section; run thence along the East line of said right of way and in a southwesterly direction a distance of 210 feet; thence East a distance of 210 feet; thence in a northeasterly direction and parallel with the right of way of the Central of Georgia Railroad as now constructed across said 1/4 section a distance of 210 feet; thence West along the North line of said 1/4 section a distance of 210 feet to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Phyllis Banks
Mailing Address 403 Royal Oaks Dr
Leeds AL 35094

Grantee's Name Pamela Davis Banks
Mailing Address 144 Dogwood Hill Dr
Leeds AL 35094

Property Address 144 Dogwood Hill Dr
Leeds AL 35094

Date of Sale 4-5-15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 51,590.00



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal 1/2 interest
 Other 25,795.00

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-9-15

Print Pamela Banks

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one